



ALLEGRONE
COMPANIES



Construction



Masonry



Design



Real Estate



Historic Music School

IDB Phase 1- Programming & Feasibility

Addressed to:

Owner

Prepared by:

Allegrone Companies

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Deliverable Overview

1. Project Update

- a. Summary
- b. Next Steps

2. Process – Exhibit A

- a. Predesign Planning (PDP)
 - i. PDP Chart
- b. Meeting Logs
 - i. Design Minutes
 - ii. Quick Action Log
- c. Project Research
 - i. Building Code & Zoning
- d. Drawings & Sketches
 - i. Program Options
 - ii. Sketches

3. Design – Exhibit B

- a. Drawings

4. Constructability – Exhibit C

- a. Code Compliance Narrative
- b. Existing Building Evaluation
- c. Engineering Narratives

5. Estimating– Exhibit D

- a. Full Renovation Estimate
- b. Repair Only Estimate

Project Update

Section 1

- a. Summary
- b. Next Steps

Summary

The historic music school renovation project holds the goal of gaining more space and functionality by way of renovating the existing buildings and site as well as occupying a portion of the Taft building that is currently unfinished. Initial investigation into the feasibility of this project has included recording data about the goals, wants, needs, and footage to best understand the project parameters. With this data, we have been able to work as a team to investigate the spatial planning including identifying types of rooms, sizes, and locations that resulted in two viable program paths for consideration. Alongside the spatial planning exercises, the building code analysis, with a focus on life safety and accessibility requirements, have been given equal priority for purposes of understanding the holistic approach to the project along with completing the order of magnitude budget associated with the program options.

This package marks the completion of Phase 1 Programming & Feasibility. The information contained herein includes the deliverables outlined within the Design Build Services Proposal dated November 8, 2023.

Next Steps

Upon acceptance of the information contained herein, Allegro is able to move into the Schematic Design & Development (Phase 2) scope of services if the client elects to do so. Phase 2 of design will build from the findings of Phase 1 and progress based on the information contained within this package.

✓ Completed

**Programming & Feasibility
Phase 1**

In Queue

**Schematic Design & Development
Phase 2**

In Queue

**Construction Documents
Phase 3**

In Queue

**Construction Management
Phase 4**

Schematic Design & Development: IDB Phase 2

- Form & Fenestration
- Room Design & Ergonomics
- Engineering Integration
- Constructability & Coordination Review
- Estimating & Cost Control
- Scheduling & Logistics
- Permitting

Upon completion of Phase 2 and acceptance of the order of magnitude budget, we will complete schematic design and development drawings and update the total construction cost. The remaining design costs for this phase will be presented/proposed in the event the client elects to proceed with remaining design services (Phase 2 & 3) that are required prior to construction.

Construction Documents: IDB Phase 3

Upon completion of Phase 2 and acceptance of the updated budget, we will complete construction/permit drawings and finalize the total construction cost. The remaining costs for Phase 2 design can be found within the estimating deliverable provided herein.

Construction Management: IDB Phase 4

Upon a successful delivery of all design and preconstruction deliverables, as your designated construction manager, we propose to coordinate and manage all scope of work for a stipulated management fee as a percentage of all Cost of Work. This fee can be found within the estimating deliverable provided herein.

Process – Exhibit A

Section 2

- a. Predesign Planning (PDP)
- b. Meeting Logs
- c. Project Research

As part of the first step in the design process, the Project Team and Owner underwent extensive conversations to review the project's goals, wants, needs, and ideas prior to launching the design process. These conversations held the goal to gather as much information as possible to assure the efficiency and accuracy of design progression. This information has been captured within the Predesign Planning (PDP) Chart. This document is included within Exhibit A as individual files in original size and format in addition to being referenced within this section.

PDP Chart

Predesign Planning (PDP)

Historic Music School
5/31/2024

LEGEND	Need	Goal
Total Estimated SF (Net)		18965
Total Estimated SF (Gross, includes 10% wall thickness)		18661.5
Total Estimated # of Occupants		174
Not In Contract (NIC) items		
Cells not applicable to section or category		

BUILDING CATEGORY	COMPONENTS								Ideas	SQUARE FEET (SF) & OCCUPANCY				USE			COMMENTS		STATEMENT
	Item/Topic	Considerations	Notes	Need	Goal (Priority 1)	Goal (Priority 2)	Not required	Occ Count		Item Count	SF Factor	Total SF	Notes	Group	Adjacency	Notes	Architect	Owner	
SAFETY & OPERATIONS																			
Whole Building	Project Mission	Explain any future growth and expansion that may impact the project, along with the values, goals, objectives, and information that should influence the end product.	1) Create a space to full fill our mission for private lessons and classes 2) Make faculty and students comfortable 3) Use space that isn't being used																
	Principals and Values	Explain the principals and values of your business and/or organization.	community music school with group classes - open to anyone in the community to receive any type of lesson in any genre																
	Interviews	Consider possible interviews that would help enhance the design, either by staff or customers.	1) Faculty, staff, families, students - parent 2) Retired folks and young familie																
	Measuring Success	Describe how you intend to measure the success of the end product (completed building).	1) Use the building to it's fullest potential 2) Increased functionality 3) MEP upgrades 4) Sound improvements 5) Repair existing buildings 6) Accessibility upgrades 7) Improve visitor experience 8) Improve interiors																
	Maintenance	Explain goals associated with level of maintenance to achieve. Is there a desire to reduce maintenance as much as possible through the use of high quality durable materials?	easy to maintain materials are important, preference for materials and cost options																
	Safety objectives	Are there goals beyond code required accessibility compliance? Also consider security, privacy, etc.	2 Accessible studios and recital hall																
SITE & ENVIRONMENTAL																			
Whole Building	Site Acquisition	Site address and location options	Land surveys, record docs, existing program material, design and facility standards, existing facility evaluations, existing vs. new FF&E inventory, etc.																
	Existing Facility Information		AC to initiate site survey																
	Authority Having Jurisdiction (AHJ) documents		AC to request documents from City.																
	Walkthroughs	Existing or new sites with appropriate personnel to consider space inventory needs, traffic and circulation patterns, levels of space usage, square footage and occupancy counts, area allowances, adjacencies, communication, tech and security, and operational procedures.	not needed													BMS to send staff wish list poll results			
	Site Scope of Work	Beyond the building footprint such as landscaping, patios, etc.	improve parking and site circulation Retain green space																
	Precedent Studies	Are there any similar relevant existing facilities and/or operations we can visit to observe for evaluation and comparison to the project?	Northampton School of music is a 20% improvement from their current condition but no ideal																
	Site Constraints	Location, access, visibility, services, etc.	Desire to improve school visibility along Wendell																
	Signage	Describe any desired building or site signage	Potential to upgrade logo and signage to improve visibility																
	Master Plan	Is there an applicable master plan to consider?	no																
FUNCTION & OCCUPANCY																			
Whole Building	Space Requirements	Use space that isn't being used, make spaces functional. Provide short term housing on site, potentially eliminate rental unit and use as renovated space.																	
	Building Science	solar panels advise on overall building envelope and potential utility savings	evaluate building leaks, review options to keep windows as well as replacement options.													Building energy code requirements may dictate the required path depending on level of alterations			
	Innovation	Identify any focused areas of innovation and creativity.																	

Process – Exhibit A

BUILDING CATEGORY		COMPONENTS							Ideas	SQUARE FEET (SF) & OCCUPANCY					USE			COMMENTS		STATEMENT
		Item/Topic	Considerations	Notes	Need	Goal (Priority 1)	Goal (Priority 2)	Not required		Occ Count	Item Count	SF Factor	Total SF	Notes	Group	Adjacency	Notes	Architect	Owner	
ROOM LIST	FIRST FLOOR																			
	Reception	Room			X					1		75	75				existing reception to remain in front of house. Front to get refinished			
	Waiting Area	Room				X				5		25	125				Would be nice to have a place for people, including parents, to wait for lessons to be over (lessons are often 30 minutes so not a significant amount of time to leave and return)	Need to confirm SF Factor and Occ Count		
		coat closet			X															
		water cooler			X															
		chairs			X															
		coffee area			X															
	Private Office	Room			X				1		100	100				Luis's Office				
		desk and chair			X															
		storage cabinet			X															
		small tables and chairs				X														
	bathroom new accessible	room			X	X			1		45	45					this may be a requirement based on the level of alterations and or cost of the projects			
	bathrooms (existing)	tub						X												
		finishes	upgrade			X														
	Shared Office	Room			X				5		100	500	Open collaborative space is acceptable				For outreach and marketing related staff and potentially jim to use a transient desk location when needed			
		desks and chairs			X															
		storage cabinets	one small per workstation		X															
		large desk	for work area			X														
		printer			X															
	Small Meeting space	storage	for office supplies		X															
		room			X				2		50	100								
		table			X															
	Studio Rooms	Room		Currently approximately 15 spaces exist within existing building	X				reconfigure taft rooms for sound proof studio spaces	40	20	75	3000	Occupancy count based on 2 people per room.			Need a total of 20 rooms of this type. For teaching and private lessons, requires noise control.	Need to confirm SF Factor		
		piano	most rooms need pianos		X															
	Recording Studio	room			X				2		75	150								
	Storage	Room		small storage is needed, larger storage is a goal	X		X			2	300	600				Not a huge storage need, with a priority on instrument storage, and most of what is within the building now can be demolished	Total SF based on preliminary SF Factor per room			
		Instruments		Required temperature and humidity control	X											Currently very unorganized and scattered throughout the building with the bulk of the storage located within the basement because its cool with higher humidity levels	Need quantity and types from Owner			
		General		For typical necessities such as paper towels, etc.)	X															
		Additional storage					X													
	Break Room	Room				X			3		75	225				Will be used by staff only	Need to confirm Occ Count and SF Factor. Inputted as a starting point.			
		small tables and chairs				X														
	Residential Unit (existing)	kitchenette			X															
		Room						X				450				currently a rental unit, but can be repurposed as usable space	Tnot desired to continue maintaining rental apartment			
	Performance Space 1	garage (existing)						X	could be reconfigured into studio space											
		Room	classical music and vocal acoustic design		X				flexible acoustic treatments to be explored, potential pull down curtains?	60		50	3000	Existing building currently includes two smaller performance-type spaces. Cannot currently use both spaces at the same time due to poor noise control. One of the spaces is used for teaching, not performances.			also used for vocal practice space	Need to confirm SF Factor		
		Stage	stage lighting desired	For bands and performers	X					6		15	90					Need to confirm SF Factor		
		Piano storage		Ideally would like to be able to move the pianos out of the space to make more room on stage		X														
		storage															storage for (10) tables and (60) chairs			
		daylight control			X				light filtering, not black out											
	Performance Space 2	Movable chairs			X															
		Room	amplified music acoustic design		X				40		50	2000								

Process – Exhibit A

BUILDING CATEGORY		COMPONENTS							Ideas	SQUARE FEET (SF) & OCCUPANCY				USE			COMMENTS		STATEMENT	
		Item/Topic	Considerations	Notes	Need	Goal (Priority 1)	Goal (Priority 2)	Not required		Occ Count	Item Count	SF Factor	Total SF	Notes	Group	Adjacency	Notes	Architect		Owner
SECOND FLOOR	Short term housing																Used for visitors (teachers), mainly from NY, for a sleeping accommodation	Total SF based on minimum size of studio apartment. Need to confirm.		
	bedroom									1	1	150	150							
	bedroom									1	1	150	150							
	bathroom									2	1	85	85			shared				
	kitchen	room								2	1	200	200							
		fridge											0							
	cooktop												0							
	living area									2	1	250	250							
BUDGET																				
Whole Building	Construction Costs	What are the maximum construction costs that are available for the project? Consider design, site acquisition, construction, Not In Contract (NIC) items, and Furniture Furnishings and Equipment (FF&E)	No known budget at this time, need to complete Phase 1 and implement capital campaign.																	
SCHEDULE																				
Whole Building	Construction Timeline	Start date																		
		Completion date																		
		Milestones and long lead time items																		
		Funding																		
		Permitting																		
FORM & AESTHETICS																				
Whole Building	Color palettes	Consider dominant color and material influence	need repainting	X																
	Branding material	Consider marketing approach and coordination with the architecture	Long term goal to redefine their brand. Desire to portray more of a community music school open to music and instruments of all genres																	
	Form and Geometry	Roof types (flat vs. pitched), building height, etc.																		
	Fenestration	Glazing, exterior materials, etc.																		
	Architectural Style	Modern, traditional, etc.	Maintain historic character and aesthetic. Owner likes existing woodwork, but open to modern improvements within historic context.																	

Process – Exhibit A

BUILDING CATEGORY	COMPONENTS							Ideas	SQUARE FEET (SF) & OCCUPANCY				USE			COMMENTS		STATEMENT
	Item/Topic	Considerations	Notes	Need	Goal (Priority 1)	Goal (Priority 2)	Not required		Occ Count	Item Count	SF Factor	Total SF	Notes	Group	Adjacency	Notes	Architect	
CONSTRUCTABILITY & ENGINEERING																		
Whole Building	Sustainability	What is the anticipated sustainability objective?																
Civil Engineering	Parking			X					35	162	5670							
	entry and circulation		may need new curb cut	X														
	green space			X														
Structural System	shed			X														
	overall		no known issues at this time															
	main building	possible structural concern due to leaks																
Mechanical System	taft building	sloped floor																
	Cooling	main building		X														
		taft building	outdated, ongoing costly maintenance	X					replacement									
	fresh air			X				instruments affected by humidity, mechanical fresh air preferred rather than operable windows										
	Heating	instruments	Required for instrument storage	X														
		furnaces	no issues													gas		
	Humidity Control	instruments	Required for instrument storage	X														
Electrical System	Lighting																	
	Switching																	
	Outlets																	
Plumbing System	Standby power																	
	leaking							need to have plumber evaluate										
Ventilation System		ERV and passive ventilation?																
Fire Protection System																		
AV and Security	safety and security	current disconnect between main building and back building	desire to improve security and safety	X														
	projector and screen				X									in one of the larger recital spaces	used for lectures			
Data and Communication	phone lines	currently land line	need to be upgraded															
	Internet	currently use Synergex	Is there an opportunity to upgrade?															
Technology (other)	Wi-Fi	needs upgrading	add WAPs															
Acoustics	Sound Transmission	Consider where sound control is needed throughout the space and site. Ex: Is there sound transmission mitigation necessary between rooms? Are there any spaces where echo/reverberation needs to be controlled?	Maximum sound transmission mitigation given instruments are used on both sides of demising walls	X				Consider adding resilient channel or sound mats to one or both sides of existing walls										
	Reverberation and sound quality																	

Meeting Logs

Throughout the design process, the Project Team presented design progression, the Owner provided feedback, and various ideas and concepts were discussed. This dialogue, along with the decisions made throughout the process, have been captured within the Meeting Minutes and the action items from these minutes are shown within the Quick Action Log (QAL) for clarity of Ball in Court items for both the Owner and Project Team. Both documents (Minutes and QAL) are included within Exhibit A as individual files at original size and format along with outlines shown below for reference.

Design Minutes

The following is an outline of the Design Meetings that have taken place so far:

1. **2024.04.29_BMS_Owner's Meeting Minutes**
2. **2024.05.10_BMS_Owner's Meeting Minutes**
3. **2024.05.17_BMS_Owner's Meeting Minutes**
4. **2024.05.23_BMS_Owner's Meeting Minutes**
5. **2024.05.31_BMS_Owner's Meeting Minutes**
6. **2024.06.14_BMS_Owner's Meeting Minutes – Design #1**
7. **2024.06.28_BMS_Owner's Meeting Minutes – Design #2**
8. **2024.07.19_BMS_Owner's Meeting Minutes – Design #3**
9. **2024.08.01_BMS_Owner's Meeting Minutes – Design #4**

Quick Action Log (QAL)

The following items listed below are still in progress and need to be finalized before being considered complete but are not considered a priority for this initial phase of design. Refer to the QAL on the next page for a full list of completed and open action items.

1. **Allegrone to provide BMS example of replacement historic windows for review**
2. **Allegrone to review if roof replacement of flat roof is recommended prior to solar panel installation and provide recommendation.**

Meeting Minutes

24-01-032 | Music School
Allegro Companies

Meeting Type: Design
Meeting Number: Design #4

Location: Teams

Meeting Date: 08/01/2024
Meeting Time: 11:00 AM

Client Company (BMS)			Allegro Companies (AC)		
Attendees	Initials	Present	Attendees	Initials	Present
Owners	LG	X	Anthony Allegro	ALA	
	JW	X	Elise Keith	ETK	X
	JB	X	Joseph Simon	JMS	
	PS		Danny Gega	DG	
	BK	X			

The following is believed to be an accurate representation of discussions held and decisions made. Please review and advise our office within five (5) days of issuance if there are any discrepancies or omissions. If we do not hear from you, we will conclude that these are to be considered a matter of record.

***Bold items** indicate open action items. Refer to the Quick Action Log for more information and completion status.

0 General / Administrative

- 0.1 Refer to Predesign Planning (PDP) chart for additional information specific to the project's design criteria and programming information. The PDP chart will be used to influence design progression and proposed solutions.
- 0.2 (2024.04.29) Monday mornings before 12pm are best for uninterrupted site visits (no classes held as this time slot). **BMS advises this is the best time to facilitate existing conditions scanning. AC to facilitate and confirm day/time with BMS.**
- 0.3 (2024.04.29) BMS confirms Monday's and Fridays are okay for recurring meetings. **AC to reach out to confirm day/times available and to schedule bi-weekly meetings.**
(2024.05.10) Mondays are preferred for recurring meetings. **AC to send invite.**
(2024.05.17) Friday at 11 works most Fridays, but not every Friday. If others cannot attend, meetings can be recorded. Next week's meeting to be Thursday 5/23 at 1pm.
- 0.4 (2024.04.29) AC informs BMS that additional members of the team will be part of the process including Elise Keith, Project Architect, who will be the project lead contact. **AC to schedule a timeslot ASAP with ETK to review current project information captured within the 4.29 meeting.** No BMS personnel is required for the meeting/walkthrough.
- 0.5 (2024.05.10) BMS notes that communication to be directed to all present as well as Jim and Bill Ketcham.
- 0.6 (2024.05.17) Walk throughs with additional staff are not needed. Interviews to be completed with staff and students/families. **BMS to provide list of desired interviewees, AC to coordinate times available.**
 - **(2024.05.23) LG to provide list of faculty and staff for interviews. AC to coordinate times to meet. BMS to arrange interviews with students and families.**
 - (2024.06.14) Interviews to be postponed until beginning of phase 2.
- 0.7 (2024.05.23) Meetings to be held starting next Friday at 11am every other week. Individual meetings can be moved as needed for schedules
- 0.8 (2024.05.31) Highest priority item is to evaluate the existing building's ongoing maintenance issues to determine what needs to be addressed to eliminate day to day issues and create a building that can last the next 20 years

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- 0.9 (2024.07.19) Next meeting will be held Thursday August 1 at 11am.
- 0.10 (2024.08.01) Next steps will be to prepare a phase 1 set of documents. Meetings will be paused during production and a meeting will be scheduled to review and do a page turn of the documents prior to submitting to estimating.

1 Exterior Form & Fenestration

- 1.1 Building Shape & Roof Design
 - N/A at this time
- 1.2 Exterior Aesthetic Visions
 - (2024.05.10) BMS notes that current school visibility of the school is not ideal. Long term goal is to rebrand to project a community music school aesthetic.
 - (2024.05.23) Exterior envelope needs to be evaluated. **AC to schedule site visit to review exterior envelope.**
 - (2024.07.19) New entry should be designed to present as a prominent entry feature through the use of architectural hierarchy.
- 1.3 Daylight & Glazing
(2024.05.10) Desire for more daylight in current spaces
- 1.4 Façade Products & Material Selections
 - (2024.07.19) Exterior wall construction to be verified, recommendations will be presented following investigation.

2 Interior Programming & Ergonomics

- 2.1 Interior Space Layout, Circulation & Navigation
 - (2024.04.29) The biggest challenge over the years is simply trying to operate within a functional capacity given the school program is within an outdated residential home. The building is compartmentalized and inefficient.
 - (2024.04.29) Overcoming existing noise transmission issues is of utmost importance to the end product and end user experience.
 - (2024.04.29) BMS informed AC of a preliminary program for the building, explaining what is currently within the building vs. what is needed for the end product. AC explains this conversation will need to continue with additional meetings and refer to PDP Chart for record of this design information.
 - **(2024.04.29) AC requests BMS to provide a total count and type list of all instruments, including ideal way to store the instruments** (such as shelving product cutsheets) so AC can best advise and recommend proper storage improvements.
 - (2024.04.29) Two of the upper floor studio rooms are too small to use, BMS recommends if they are reused to join them into a single room. AC to utilize these rooms as a reference to room size.
 - (2024.04.29) Current apartment on the upper floor level is not used due to its poor condition, but BMS does rent the apartment in separate building behind main building. BMS explains that residential is not necessarily a long term goal to maintain for the school.
 - (2024.05.10) Apartment currently leased on month to month basis and could be re-designed for practice studios

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- (2024.05.31) First floor of main building needs to be reorganized towards the back of house for more efficient use of space in administrative areas. Front of house should remain mostly unchanged, except for finishes.
- (2024.06.28) Back egress stair to be relocated to interior of building, AC mentions that inside the porch space is a possibility.
- (2024.07.19) Program option comments:
 - Shared office space is no longer required on main building first floor
 - Stairs and lift need to be enclosed for safety reasons
 - Closets at bedrooms will be eliminated
 - Third floor cannot be used as practice space unless made accessible.
 - Third floor could be used as office space if second stair is brought to third floor, which will increase cost. Stair will remain to second floor only.
 - AC will make plan adjustments for next meeting

2.2 Design standards

- (2024.05.10) BMS does not have any design standards. **BMS to provide temperature and humidity control requirements for instruments.**
- Studio spaces to be designed with acoustics requirements/standards. Different requirements for different instruments, refer to PDP chart for more information. **BMS to provide what types of studios are needed for what types of instruments and how many spaces need to be sound proofed. AC to research music room standards to help define studio design criteria**
- Recital hall is the most important space acoustically. An acoustic engineer will be engaged.

2.3 Interior Aesthetic Visions

- (2024.04.29) BMS explains they are in favor of some of the existing interior aesthetic and character, such as existing woodwork near the entrance, but are open to modernizing the style as appropriate and within historic fabric.
- (2024.05.23) Interior needs painting

2.4 Interior Products & Material Selections

- (2024.04.29) Existing main building is desired to remain true to its historic features, but be brighter and more inviting, Taft building could be more modern.
- (2024.05.17) Simple and easy to maintain materials are desired, options with cost are preferred.
- (2024.05.23) Desire to update and renovate bathrooms as a goal, but not needed. Potential to take over some bathroom space for studio space.

2.5 Room Design

- Waiting Area
 - (2024.05.10) Preferred to have a waiting area, but not required.
 - (2024.05.31) Coffee area, coat rack/closet, water cooler, hold 4-6 people
 - (2024.06.28) Waiting area combined with practice room in front larger room could work, but it is a popular room. **AC to explore potential of opening up first floor to provide more welcoming first experience.**
- Reception
 - (2024.05.10) With reception desk
- Private Office

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- (2024.05.10) Executive Director
- (2024.05.31) Office space, small table and chairs, pianos are not needed
- Shared Office
 - (2024.05.10) Space for 3 people with room for expansion, **BMS to confirm if 5 spaces are needed. BMS to verify if shared space is functional.**
 - (2024.05.17) BMS confirms that a shared office space is acceptable, a small private space for focus work or small meetings is needed.
 - (2024.05.23) 4 spaces is needed, 5 is preferred.
 - (2024.05.31) Collaborative space could be utilized, need space for office equipment and supplies
 - (2024.06.28) All staff should remain on one floor together – not split onto 3rd floor.
- Small meeting space
 - (2024.05.17) Room for 1-2 people
- Kitchenette
 - (2024.05.10) kitchenette is needed, break room is a goal.
 - (2024.05.31) a table and chairs would be nice, but not needed
- Instrument storage
 - (2024.05.10) Small instrument storage is needed, ideally each studio would have instrument storage
 - (2024.05.17) Instrument storage is not desired in each studio, but in a central location where temperature and humidity can be controlled.
- Practice studios
 - (2024.05.10) Sound requirements vary on types of instruments being used. **BMS to confirm how many studios and what instruments will be used in each type to determine sound requirements.**
 - (2024.05.17) Taft/carriage house is ideal for renovation and sound proofing studio space.
 - (2024.05.31) Most practice studios to have pianos except for guitar and bass.
 - (2024.05.31) Two studios for amplified instruments, 1 for drums and 1 for horn instruments. All other studios to be for classical music.
 - (2024.06.28) Double piano rooms are popular and if eliminated to be used for something else will need to be replaced
- Recital Hall
 - (2024.05.10) need one space for 60+ occupants
 - Multipurpose space
 - Rent out when not used
 - (2024.05.17) Need two spaces:
 - 1 for classical music – 60+ people
 - 1 for amplified music with more sound deadening – 40+ people
 - Consider flexible acoustic options – future flexibility to switch acoustics of space, and options to add more flexible sound deadening if needed.
 - AC can provide support with presentations to faculty to facilitate staff buy in.

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- Space for table and chair storage – 10 tables
- Classical music recital hall used for vocal studio
- Presentation space with screen and projector for larger classes.
- (2024.05.31) Recital hall stages to have better lighting. Daylight coming in needs to be controlled
- Small waiting area outside recital
 - (2024.05.17) waiting area for parents
 - Staging area for food/ beverages offered during performances.
- Recording Studio
 - (2024.05.10) For students and education.
- Short term housing for traveling faculty
 - (2024.05.17) Two bedrooms, shared bathroom, kitchen with cook top
 - (2024.06.28) Short term housing won't be used constantly; living area could double as practice area

3 Engineering Integration

3.1 Structural

- (2024.05.23) Concern from leaking roof and water infiltration of main building.
- (2024.05.23) Floor is slanted in Taft Building

3.2 MEP

- (2024.04.29) BMS informs AC that Pittsfield Pipers currently maintains their HVAC systems. **AC to reach out to begin investigations of existing systems, including full MEP.**
- (2024.05.10) Air quality of current spaces is not ideal. Windows cannot be opened due to sound constraints and faulty window operations.
- (2024.05.23) AC and fresh air are a need
- (2024.05.23) Furnaces are running fine and there are not concerns
- (2024.05.23) Ongoing issues with cooling system, needs to be addressed.
- (2024.05.23) Plumbing leaking
- (2024.05.23) Water in basement
- (2024.06.14) Electrical
 - Main building is at capacity and will require a service upgrade to add air conditioning and other mechanical improvements
 - Taft building in nearing capacity for electrical system
- (2024.06.14) Mechanical systems in Taft building are at end of life and require replacement

3.3 Sustainability & Energy

- (2024.05.23) The following was discussed:
 - Interest in solar panels. **AC to evaluate potential and possible benefits.**
 - (2024.06.28) BMS open to putting solar panels on all buildings. **AC to investigate solar shingles feasibility.**
 - Heating bills are high, approx. \$2000 a month
 - BMS requests predicted cost savings with energy upgrades
 - Buildings may not have insulated exterior walls. **AC to investigate**

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- Exterior envelope needs to be addressed
 - Roof leaking
 - Window evaluation
 - Exterior shell condition
- (2024.06.14) AC recommends windows are replaced for the following reasons
 - Biggest impact to thermal occupant comfort and utility bills
 - Most cost effective way to address high utility bills and thermal comfort
 - Will provide operable openings for fresh air
 - Historically accurate windows are available
 - **AC to provide BMS example of replacement historic windows for review**

3.4 Civil

- **AC to execute site survey to develop existing site documentation.**
- (2024.05.10) Would like to keep green space, but could partially be used for parking, driveway or an addition.
- (2024.05.10) Tearing buildings down would not be preferred, but does not need to be ruled out entirely.
 - (2024.05.17) tearing down existing structures on the site is not desired.
- (2024.05.10) Parking and site circulation requires improvement.
 - (2024.05.17) Parking and site circulation improvement is required.
 - New curb cut to be considered
 - **BMS to provide information on how many parking spaces are needed for peak traffic times during the week, how many spaces are rented and what the max capacity is for their busiest times.**
 - (2024.05.23) Currently have 30 parking spaces, 8 are rented out during the day. 5 more parking spaces would be ideal.
- (2024.05.23) Green space is used during the summer months for camps
- (2024.06.28) Site signage is required for circulation
- (2024.08.01) Site Option 2 is preferred.
 - Modifications to be made prior to estimating:
 - Addition of speed bumps to control speed
 - Add a gate at alleyway to control speed
 - Create pedestrian friendly environment
 - Pedestrian path from main building to Taft
 - Snow removal considerations
 - Dumpster location
 - Items to be addressed in Phase 2:
 - Confirm property line exact location
 - Confirm alleyway access and use
 - Confirm if alleyway is only entrance to registry

3.5 Existing Utility Information

- (2024.05.10) Existing utilities are electric and gas currently. Oil tanks in basements are no longer used. Land lines are outdated and need replacement

3.6 IT

- (2024.05.10) Currently work with Synergex, the back building has internet issues. AC will work with Synergex to get into specifics when applicable.

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- (2024.05.23) Security updates is a need/goal
- (2024.05.23) Improved Wi-Fi is needed.

3.7 Acoustics

- (2024.05.10) Complexities of acoustics were discussed. Project goals are to improve varying sound considerations including loudness, transmission, reverberation, quality and isolation. AC advises that an acoustic engineer is advised to bring on as a team member when appropriate.

4 Constructability & Coordination

4.1 Building Code & Zoning

- (2024.05.10) Outdoor concerts could be a possibility. **AC to review zoning to determine if there is a concern with noise or a permit would be required**
- (2024.06.14) Existing building code evaluation and report has been started to determine what will be required based on level of improvements for code upgrades. The MAAB requires an assessment of property value to determine level of required accessibility upgrades. **BMS to provide equalized property assessed value.**

4.2 Building Science

- (2024.07.19) Solar panel options were reviewed. Budget numbers provided by PV Squared will be carried in estimate.
- The flat roof was replaced approximately 7-10 years ago. **AC to review if roof replacement is recommended prior to solar panel installation.**
- Pitched roof at Taft building was replaced last year.

4.3 Historic

- (2024.05.10) BMS notes that all buildings are historic and they cannot be torn down. **AC to confirm.**
 - (2024.05.17) BMS informs that historic buildings could be torn down with Historic Commission approval, however this is not an option they want to pursue.
- (2024.05.10) Carriage house lends itself more to re-design of the interior

4.4 Construction Details Review

- (2024.06.14) Roof needs to be replaced to address leaks. AC informs BMS that the roof material is likely asbestos and will need to be tested and abated prior to construction. There are likely other hazardous materials in the main building that will require abatement, therefore an allowance will be carried to account for this.
- (2024.07.19) Roof replacement is needed sooner than anticipated. **AC to provide contact with roofing contractor to begin this process**

5 Estimating & Cost Control

5.1 General Budget

- (2024.04.29) **AC to investigate three layers of improvements:**
 - Building improvements, repairs, code and MEP upgrades only.
 - Building program improvements, including revamp of space to accommodate an ideal program.
 - Preliminary analysis of a new building based on ideal program.

24-01-032 |

Meeting Number: Design #4

Date: 08/01/2024

- (2024.05.23) **BMS to schedule meeting with buildings and grounds committee to review budget options.**

5.2 Phase I Estimate

- Alternates (Adds/Deducts)
- **Comment**

5.3 Phase II Estimate

- Alternates (Adds/Deducts)
- **Comment**

5.4 Phase III Estimate

- Alternates (Adds/Deducts)
- **Comment**

6 Scheduling & Logistics

6.1 Permitting

- **Comment**

6.2 Schedule Milestones

- (2024.07.19) Phasing is anticipated to keep school in session during construction and to achieve construction goals while fundraising. AC notes that any phasing increases overall project cost. A phasing schedule will be provided as an add alternate.

6.3 Lead Times

- **Comment**

6.4 Site Logistics

- (2024.05.31) Construction ideally to take place during the off season. Otherwise, will need to be organized to allow the school to function during the school year.

Quick Action Log

Item	Topic	Question / Action Items	Source	Ball in Court	Date	Architect/CM Response	Engineer Response	Owner Response	Done
0.2	General / Administrative	AC to facilitate existing conditions scanning, ideally on a Monday morning between 9am and 12pm	AC	AC	04/29/24				×
0.3	General / Administrative	AC to schedule bi-weekly progress meetings with BMS	AC	AC	04/29/24	Scheduled for Fridays at 11, unless there is a conflict			×
0.4	General / Administrative	AC to schedule walkthrough with additional AC internal team members	AC	AC	04/29/24				×
0.6	General / Administrative	BMS to provide list of desired staff, students and families to interview	AC	BMS	05/17/24	postponed until phase 2			×
1.1	Exterior Form & Fenestration	Not yet used							
2.1.04	Interior Programming & Ergonomics	BMS to provide list, types, and quantities of instruments including any ideas on types of storage shelving that are consistent with the music industry as well as temperature and humidity recommendations	AC	BMS	04/29/24	types of storage provided, need to verify quantities.		Number of instruments will be limited by owner and further determined during phase 2	×
2.1.05	Interior Programming & Ergonomics	BMS to confirm if 5 spaces are needed within shared office space	AC	BMS	05/10/24			4 is needed, 5 is preferred	×
2.1.06	Interior Programming & Ergonomics	BMS to confirm if shared office space is functional for staff	AC	BMS	05/10/24			Shared office is acceptable with private space provided	×
2.2.02	Interior Programming & Ergonomics	BMS to provide what types of studios are needed for what types of instruments and how many spaces need to be sound proofed.	AC	BMS	05/10/24			3-4 soundproofed rooms, rest to only have increased sound performance for classical instruments in main building	×
2.2.02	Interior Programming & Ergonomics	AC to research music room standards to help define studio design criteria	AC	AC	05/10/24				
3.2.01	Engineering Integration	AC to schedule site investigations with MEP contractors as part of the investigations	AC	AC	04/29/24				×
3.4.01	Engineering Integration	AC to execute site survey scope	AC	AC	04/29/24				
3.4.02	Engineering Integration	BMS to provide information on how many parking spaces are needed for peak traffic times during the week, how many spaces are rented and what the max capacity is for their busiest times.	AC	BMS	05/17/24			30 current spaces, 8 rented during the day. 35 spaces desired	×
3.3.01	Engineering Integration	AC to evaluate existing exterior and advise on required improvements	BMS	AC	05/23/24	Site plan options have been reviewed. Option 2 will be integrated into phase 1			×
3.3.02	Engineering Integration	AC to evaluate potential benefits and cost of solar panels	BMS	AC	05/23/24	ACC provided cost and benefit analysis provided by PV squared, will be included in cost estimate			×
3.3.03	Engineering Integration	AC to provide BMS example of replacement historic windows for review	AC	AC	06/14/24				
3.3.04	Engineering Integration	AC to investigate solar shingles and project applicability	BMS	AC	06/28/24	not recommended as it is a newer product and due to its hybrid nature it sacrifices roof and solar performance			×
4.1.01	Constructability & Coordination	AC to review zoning to determine if there is a concern with noise or a permit would be required	AC	AC	05/10/24			yes, a permit is required for outdoor performances	×
4.2.01	Constructability & Coordination	AC to review if roof replacement of flat roof is recommended prior to solar panel installation.	AC	AC	07/19/24				
4.3.01	Constructability & Coordination	AC to confirm requirements of historic buildings and options.	AC	AC	05/10/24			All existing buildings are to remain	×
4.4.01	Constructability & Coordination	AC to provide roofing contractor to begin roof replacement of main building	BMS	AC	07/19/24				
4.1.02	Constructability & Coordination	BMS to provide equalized property assessed value.	AC	BMS	06/14/24	although the equalized property value has not been calculate the assessed value is such that it is determined a project of this magnitude will exceed the 30% threshold			
5.1.01	Estimating & Cost Control	AC to investigate multi-layer levels of improvements (upgrades, program, and new building)	BMS	AC	04/29/24				
5.1.01	Estimating & Cost Control	BMS to schedule meeting with building and grounds committee to review possible budget options	BMS	BMS	05/23/24			BMS provided feedback to AC 5/30	×
6.1	Scheduling & Logistics	Not yet used							

Project Research

The following breakdown is a snapshot of the high-level building code information related to applicable codes, use groups, means of egress, and occupancy – all of which play an important role in the overall code investigation of the project. Please allow this breakdown to serve as a summary of the basic building information.

Building Code & Zoning

Project Information

NAME: MUSIC SCHOOL RENOVATIONS
LOCATION: PITTSFIELD, MA
TYPE: REPAIR OR LEVEL 2 RENOVATION
ZONE: DOWNTOWN BUSINESS AND DOWNTOWN ARTS OVERLAY DISTRICT

Applicable Codes

ACCESSIBILITY:
2010 AMERICANS WITH DISABILITIES ACT (ADA) - STANDARDS FOR ACCESSIBILITY
521 CMR: 2006 MASSACHUSETTS ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS (MAAB)

BUILDING:
780 CMR, MASSACHUSETTS STATE BUILDING CODE (MSBC) 10TH EDITION
2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS (IEBC)

ELECTRICAL:
527 CMR 12, MASSACHUSETTS ELECTRICAL CODE
2017 NATIONAL ELECTRIC CODE (NFPA 70) WITH AMENDMENTS

ENERGY:
225 CMR 23, MASSACHUSETTS STRETCH CODE AND SPECIALIZED CODE FOR COMMERCIAL BUILDINGS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH AMENDMENTS

FIRE PREVENTION:
527 CMR, MASSACHUSETTS FIRE PREVENTION REGULATIONS
2015 NFPA 1 WITH AMENDMENTS
CERTAIN PROVISIONS OF THE 2018 NFPA 1
PORTIONS OF THE 2015 INTERNATIONAL FIRE CODE (IFC)

MECHANICAL:
2015 INTERNATIONAL MECHANICAL CODE (IMC)

PLUMBING:
248 CMR, MASSACHUSETTS FUEL GAS AND PLUMBING CODES

Use and Occupancy Classification – Existing to Remain

Building Code & Zoning

EDUCATION GROUP, E
PRACTICE AND INSTRUCTION ROOMS

BUSINESS GROUP, B
OFFICES, ACCESSORY ASSEMBLY SPACES

STORAGE GROUP, S-1
UTILITY AND STORAGE

MIXED USE AND OCCUPANCY
NON-SEPARATED - FIRE SEPARATIONS BETWEEN OCCUPANCIES NOT REQUIRED
OTHER INTERIOR FIRE-RATED SEPARATIONS REQUIRED, SEE SECTION 5

Classification of Work
Section 501,
Section 503, Alteration Level 1; Chapter 7
Section 504, Alteration Level 2; Chapter 8
Section 505, Alteration Level 3; Chapter 9
Section 506, Change of Occupancy; Chapter 10
Section 507, Historic Buildings; Chapter 12

Occupancy and Means of Egress

Code compliance requires the building to maintain the level of protection currently provided by the means of egress components such as exit doors. The alterations will not trigger additional means of egress and the existing exits will be upgraded to be compliant.

Findings Summary:

If the work were to remain within a repair scope or level 1 alteration this would allow the least amount of code required upgrades. The options would be:

1. The work is less than 30% of the full and fair cash value and less than \$100,000: only the work itself is required to comply with MAAB. Building code upgrades are not required, but modifications cannot alter any life safety elements.
2. The work is less than 30% of the full and fair cash value and more than \$100,000 – not including mechanical, plumbing, electrical, abatement, retrofit of sprinklers, roof repair/replacement, window repair/replacement, masonry repair/repointing or site utility work unless exceeding \$500,000: The work itself is required to comply with MAAB and a public accessible entrance and an accessible public restroom is required. Building code upgrades are not required, but modifications cannot alter any life safety elements.
3. The work is more than 30% of the full and fair cash value: The entire building is required to comply with MAAB. Building code upgrades are not required, but modifications cannot alter any life safety elements.
 - a. There is a historic building exemption which would allow a variance to provide an alternate form of accessibility.

Level 1, 2 or 3 will require structural review when additional loads greater than 5% are added.

Level 2 or 3 alterations without a change of occupancy or a change of occupancy to another public occupancy require the following:

1. Assume the work is greater than 30% of the full and fair cash value of the building the entire building is required to comply with the MAAB.
2. Installation of an NFPA 13 sprinkler system is required due to Mass General Law Amendments. Fire alarm system and other life safety applications will require upgrading. Refer to chart below for more detail.
3. Installation of an elevator or vertical lift.

Level 2 or 3 alterations with a change of occupancy to group R-2 (Residential) require the following:

1. Assume the work is greater than 30% of the full and fair cash value of the building the entire building is exempt from MAAB compliance including an elevator or vertical lift.
2. Installation of a fire alarm system and other life safety applications. Refer to chart below for more detail.

The proposed scope of work needs to be finalized for a full breakdown of specific requirements and to outline high level implications.

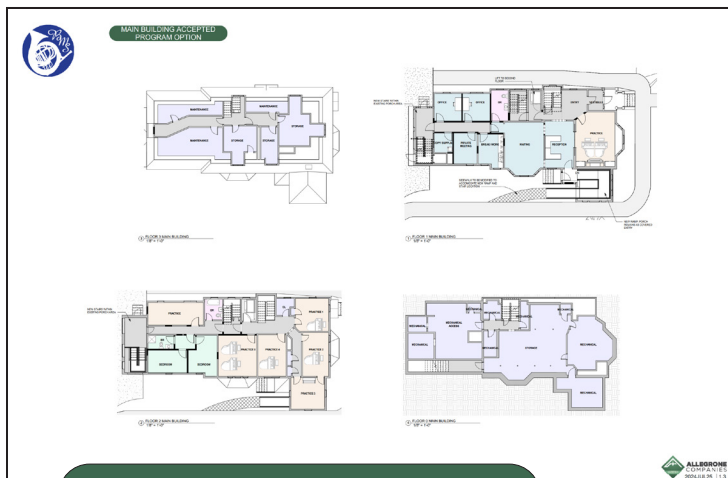
Drawings & Sketches

Various drawings and sketches have been presented and discussed as part of the design process to help develop a finalized solution. The Program Options and Sketches shown below are progress snapshots for reference as to some of the process taken place to reach the end results outlined within Section 3 Design.

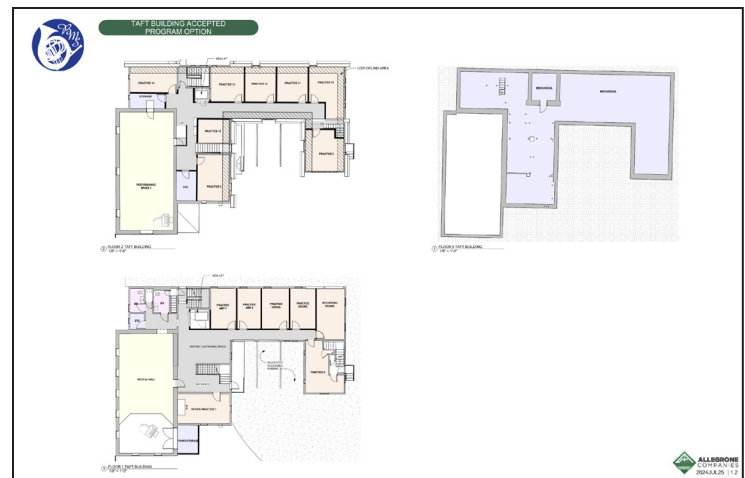
Program Options



Design Options

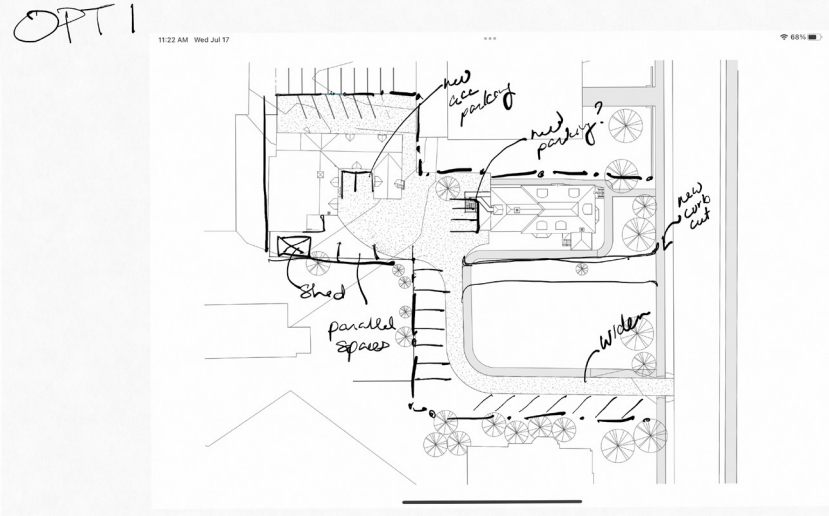
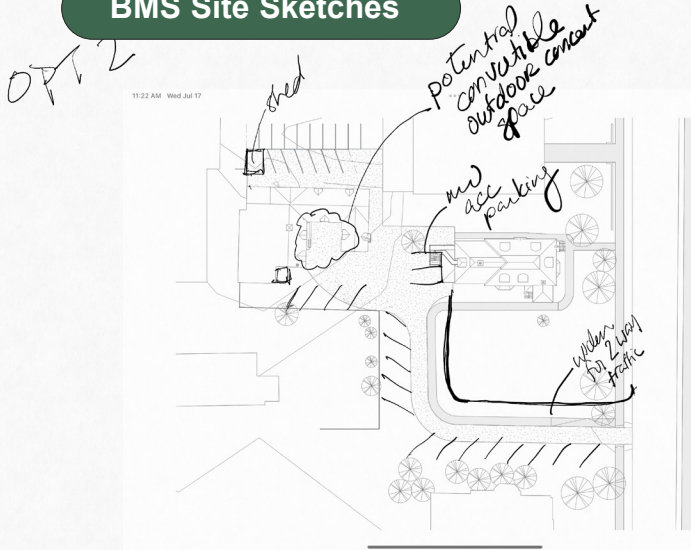


Accepted Design Options

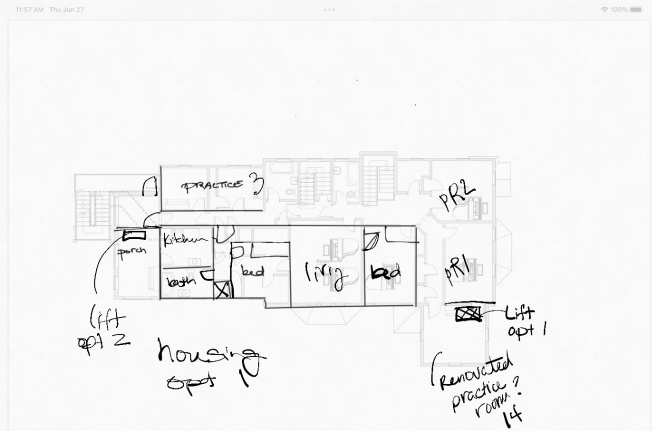


Sketches

BMS Site Sketches



BMS Floor Plan Sketches



- 3 practice
but add 1
- 1 amp practice

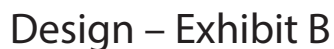


Design – Exhibit B

Section 3

a. Drawings

The following outline lists reference the organization, divisions, and/or sheets included within the current drawing set and Project Manual, if applicable (specifications), for reference and ease of navigation. The full set of these documents can be found within Exhibit B as individual PDF's in original size and format.



Constructability – Exhibit C

Section 4

- a. Code Compliance Narrative
- b. Existing Building Evaluation
- c. Engineering Narratives

The following outlines relevant constructability related investigation applicable to the project. These investigations include building code and/or engineering analysis applicable to the initial phase of design.

Code Compliance Narrative

The full Code Compliance Narrative that breaks down the specifics of the projects code compliance can be found within Exhibit C. An outline of the categories covered with the report are below for reference:

1. International Existing Building Code (IEBC) Chapter 6 Repairs
2. International Existing Building Code (IEBC) Chapter 7 Alterations Level 1
3. International Existing Building Code (IEBC) Chapter 8 Alterations Level 2
4. International Existing Building Code (IEBC) Chapter 9 Alterations Level 3
5. International Existing Building Code (IEBC) Chapter 10 Change of Occupancy
6. International Existing Building Code (IEBC) Chapter 12 Historic Buildings
7. Massachusetts Architectural Access Board 521 CMR
8. Mechanical IMC 2015
9. Energy Code 225 CMR 23

Existing Building Evaluation

Pittsfield Building Department
70 Allen Street
Pittsfield, MA 01201

November 20, 2024

EXISTING BUILDING INVESTIGATION & EVALUATION

Berkshire Music School, 30 Wendell Ave, Pittsfield, MA 01201

Allegrone Companies has performed an existing building investigation and evaluation of the Berkshire Music School buildings and site in Pittsfield, Massachusetts. This report was conducted in compliance with the International Existing Building Code 10th Edition. This project is based, in part, on the attached plans as well as several site and building inspections by Allegrone.

Introduction to International Existing Building Code:

Massachusetts State Building Code adopts the 2021 International Existing Building Code without Amendments. The provisions of this chapter are intended to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the proposed work.

The investigation is created in compliance with Section 104.2.2.1 of the building code, which requires an investigation and evaluation be conducted for any proposed work regulated by 780 CMR 34.00 and subject to section 107 of 780 CMR. This section specifies that the results of the investigation and evaluation, along with any proposed compliance alternatives, must be submitted to the building official in written report form.

Existing Building Description:

The existing Berkshire Music School consists of two buildings. The main building facing Wendell Ave is estimated to be within the range of 9,413 square feet and is primarily a 3 story structure with a full basement and a full height attic space. The building structure is predominantly wood framing with a stone foundation. The existing occupancy group is (E) Educational.

The Taft building is built from the historic carriage house and a masonry addition. The entire building is estimated to be within the range of 10,539 square feet and is primarily a 2 story structure with a full basement. The building structure of the original carriage house portion is predominantly wood framing with a stone foundation. The existing occupancy group is (S) Storage and (R) Residential. The addition structure is primarily masonry bearing walls with a stone foundation. The existing occupancy group is (E) Educational.

The building is on the National Historic Register and therefore care needs to be taken with any improvements and alterations.

International Existing Building Code Compliance:

The compliance of this chapter allows one of three methods to be chosen, including the Prescriptive Compliance Method, the Work Area Compliance Method or the Performance Compliance Method. Application of one of these methods shall be the sole basis for assessing the compliance of work performed under a single permit and the methods may not be applied in combination with each other. The other option is, when approved by the building official, alterations complying with the laws in existence at the time the building or affected portion of the building was built, shall be considered in compliance with the provisions of this code.

Based on this information and the proposed scope of work, the Work Area Compliance Method was used in this analysis which includes compliance with Chapters 5 through 13 (as applicable). A summary and detailed breakdown of these chapters can be found below.

Classification of Work (IEBC Chapter 5):

The purpose of this investigation is to determine a feasible scope of work to repair the existing building, improve the thermal comfort, reduce utility bills, provide accessibility and increase usable space.

Based on the full code review of all applicable chapters the work must be classified per the prescriptive compliance method (Chapter 5) to determine the required code compliance path. The possible classification levels are repairs (Chapter 6), alternation level 1 (Chapter 7), alternation level 2 (Chapter 8), alteration level 3 (Chapter 9) and change of occupancy (Chapter 10). Each consecutive level requiring greater modifications to adhere to code compliance.

In addition, there is an alternate compliance path for historic buildings in Chapter 12, providing alternatives to maintain existing historic features.

Findings Summary:

If the work were to remain within a repair scope or level 1 alteration this would allow the least amount of code required upgrades. The options would be

- 1) The work is less than 30% of the full and fair cash value and less than \$100,000: only the work itself is required to comply with MAAB. Building code upgrades are not required, but modifications cannot alter any life safety elements.
- 2) The work is less than 30% of the full and fair cash value and more than \$100,000 – not including mechanical, plumbing, electrical, abatement, retrofit of sprinklers, roof repair/replacement, window repair/replacement, masonry repair/repointing or site utility work unless exceeding \$500,000: The work itself is required to comply with MAAB and a public accessible entrance and an accessible public restroom is required. Building code upgrades are not required, but modifications cannot alter any life safety elements.
- 3) The work is more than 30% of the full and fair cash value: The entire building is required to comply with MAAB. Building code upgrades are not required, but modifications cannot alter any life safety elements.
 - a. There is a historic building exemption which would allow a variance to provide an alternate form of accessibility.

Level 1, 2 or 3 will require structural review when additional loads greater than 5% are added.

Level 2 or 3 alterations without a change of occupancy or a change of occupancy to another public occupancy require the following:

1. Assumption the work is greater than 30% of the full and fair cash value of the building the entire building is required to comply with the MAAB.
2. Installation of an NFPA 13 sprinkler system is required due to Mass General Law Amendments. Fire alarm system and other life safety applications will require upgrading. Refer to chart below for more detail.
3. Installation of an elevator or vertical lift

Level 2 or 3 alterations with a change of occupancy to group R-2 (Residential) require the following:

1. Assumption the work is greater than 30% of the full and fair cash value of the building the entire building is exempt from MAAB compliance including an elevator or vertical lift.
2. Installation of a fire alarm system and other life safety applications. Refer to chart below for more detail.

The proposed scope of work needs to be finalized for a full breakdown of specific requirements and to outline high level implications.

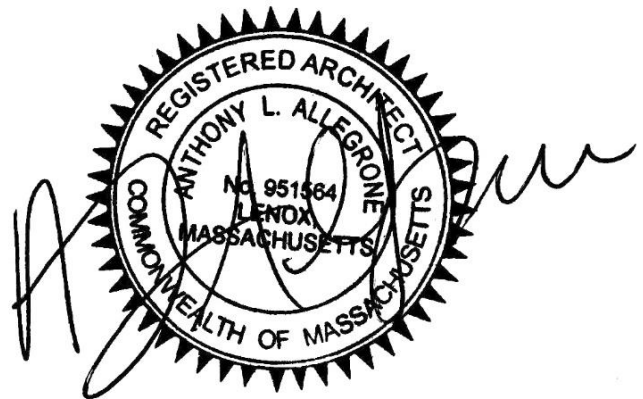
For a full understanding and breakdown of each Chapter and applicable code sections, you can refer to the tables that follow this report. *All compliance descriptions in **bold** are considered applicable to this project and those NOT shown in bold are considered not applicable to this project, but are listed to contribute to a fully transparent and comprehensive investigation and evaluation report.*

Conclusion:

In conclusion, it is the professional opinion of Allegrone Companies, as the Registered Design Professional, that these improvements must be incorporated in the building permit drawings and completed prior to the issuance of a Certificate of Occupancy. These building upgrades are based on Allegrone Companies interpretation of the International Existing Building Code adopted by the state of Massachusetts.

If you have any questions or need clarification regarding this matter, please contact our office.

Sincerely,
Anthony Allegrone, AIA, NCARB
Director of Design, Allegrone Companies



Engineering Narratives

MECHANICAL

The existing main building currently does not include mechanical ventilation and air conditioning. The proposed project will include the addition of heat pumps for air conditioning and heat if desired. The existing heating system needs replacement and can be replaced with heat pumps or new boilers.

The existing Taft building heating system and air conditioning system are both in need of replacement included in the proposed scope of work.

ELECTRICAL

Electrical infrastructure will require an upgraded service to accommodate new heat pump units.

SPRINKLER

A new automatic sprinkler system will be required with a major renovation triggering a new main water line to provide the required water pressure.

Estimating– Exhibit D

Section 5

- a. Full Renovation Estimate
- b. Repair Only Estimate

Full Renovation Estimate

		Main Building	Taft	Total
Division 01	General Conditions	\$200,571	\$200,571	\$401,143
Division 01	General Requirements	\$42,868	\$42,868	\$85,736
Division 02	Demolition	\$72,168	\$62,260	\$134,428
Division 03	Concrete	\$0	\$15,667	\$15,667
Division 04	Masonry	\$0	\$4,500	\$4,500
Division 05	Metals	\$0	\$13,000	\$13,000
Division 06	Wood, Plastics and Composites			
Division 06	Rough Carpentry	\$157,948	\$123,135	\$281,083
Division 06	Interior Carpentry/ Millwork	\$107,928	\$85,214	\$193,141
Division 06	Exterior Carpentry	\$74,247	\$49,195	\$123,442
Division 07	Thermal and Moisture Protection			
Division 07	Insulation	\$56,819	\$78,100	\$134,919
Division 07	Roofing	\$19,000	\$4,500	\$23,500
Division 07	Caulking	\$3,072	\$3,960	\$7,032
Division 08	Openings			
Division 08	Doors	\$50,645	\$89,700	\$140,345
Division 08	Windows	\$109,740	\$65,160	\$174,900
Division 09	Finishes			
Division 09	Drywall and Acoustics	\$77,974	\$151,855	\$229,829
Division 09	Flooring	\$60,475	\$94,213	\$154,688
Division 09	Painting	\$55,069	\$55,140	\$110,209
Division 10	Specialties	\$3,500	\$2,500	\$6,000
Division 11	Appliances	\$4,000	\$4,000	\$8,000
Division 12	Furnishings			
Division 14	Wheel Chair Lifts	\$32,000	\$32,000	\$64,000
Division 21	Fire Suppression	\$51,259	\$68,900	\$120,159
Division 22	Plumbing	\$66,625	\$42,000	\$108,625
Division 23	HVAC	\$173,166	\$223,200	\$396,366
Division 26	Electrical	\$145,236	\$187,200	\$332,436
Division 31	Earthwork	\$54,495	\$54,495	\$108,991
Division 32	Exterior Improvements- Paving, Walkways, etc	\$89,500	\$89,500	\$179,000
	Allowances			
	Winter Conditions -	\$2,500	\$2,500	\$5,000
	Hazardous Material Testing and Abatement	\$10,000	\$10,000	\$20,000
	Repair of Existing Framing	\$32,500	\$32,500	\$65,000
	Patching / Minor repoint of Existing Masonry	\$2,500	\$7,500	\$10,000
	Repair/ Replace vinyl siding	\$3,750	\$3,750	\$7,500
	Patch/ Replace Exterior Trim	\$6,000	\$6,000	\$12,000
	Misc patching of roofs	\$3,500	\$3,500	\$7,000
	Misc replacement of gutters and downspouts	\$1,750	\$1,750	\$3,500
	Repair and Replace any existing wood wall paneling	\$4,500	\$4,500	\$9,000
	Repair and Replace any existing tin ceilings	\$0	\$5,500	\$5,500
	New Landscaping and replacing grass disturbed	\$6,250	\$6,250	\$12,500
	Window Treatment	\$5,000	\$5,000	\$10,000
	New Canopy at Main Building	\$7,500	\$0	\$7,500
	Retractable Awning At Taft	\$0	\$10,000	\$10,000
	Water Service for Fire protection	\$25,000	\$50,000	\$75,000
	New Gazebo	\$7,500	\$7,500	\$15,000
	New Shed	\$6,000	\$6,000	\$12,000
	Subtotal	\$ 1,832,555	\$ 2,005,083	\$ 3,837,637
	Design Contingency	\$137,442	\$150,381	\$287,823
	Construction Contingency	\$137,442	\$150,381	\$287,823
	Building Permit Fee	\$7,500	\$7,500	\$15,000
	Management Fee	\$169,195	\$185,068	\$354,263
	General Liability Ins.	\$22,841	\$24,984	\$47,825
	Total Construction	\$ 2,306,974	\$ 2,523,397	\$ 4,830,371
	Design and Administration Fees	Excluded	Excluded	Excluded
	Total Project Costs	\$ 2,306,974	\$ 2,523,397	\$ 4,830,371
	Add for Solar Panels- Not including GC Markups or Rebates	\$ 90,000	\$ 34,000	\$ 159,500

***Schematic Estimate to have a range of 15%

Repair Only Estimate

		Main Building	Taft	Total	Notes
Division 01	General Conditions	\$130,520	\$130,520	\$261,040	Reduced to 6 months
Division 01	General Requirements	\$37,493	\$37,493	\$74,986	Reduced to 6 months
Division 02	Demolition	\$42,541	\$43,650	\$86,191	Leave majority of existing walls
Division 03	Concrete	\$0	\$0	\$0	Deleted piano storage addition
Division 04	Masonry	\$0	\$4,500	\$4,500	
Division 05	Metals	\$0	\$0	\$0	Delete folding partitions
Division 06	Wood, Plastics and Composites				
Division 06	Rough Carpentry	\$106,358	\$67,420	\$173,778	Leave majority of existing walls
Division 06	Interior Carpentry/ Millwork	\$46,441	\$50,229	\$96,671	Reduced trim due to leaving existing walls, majority of baseboard remains
Division 06	Exterior Carpentry	\$74,247	\$19,308	\$93,555	Reduced trim
Division 07	Thermal and Moisture Protection				
Division 07	Insulation	\$39,975	\$56,300	\$96,275	Deleted insulation of flooring
Division 07	Roofing	\$13,500	\$0	\$13,500	Deleted piano storage addition
Division 07	Caulking	\$1,955	\$2,520	\$4,475	
Division 08	Openings				
Division 08	Doors	\$18,310	\$43,810	\$62,120	Reuse majority of doors and hardware remove folding partitions at Taft
Division 08	Windows	\$109,740	\$65,160	\$174,900	
Division 09	Finishes				
Division 09	Drywall and Acoustics	\$49,298	\$55,086	\$104,384	Reduce interior walls, leave and patch existing ceilings
Division 09	Flooring	\$60,475	\$94,213	\$154,688	
Division 09	Painting	\$49,449	\$49,660	\$99,109	
Division 10	Specialties	\$3,500	\$2,500	\$6,000	
Division 11	Appliances	\$4,000	\$4,000	\$8,000	
Division 12	Furnishings				
Division 14	Wheel Chair Lifts	\$32,000	\$32,000	\$64,000	
Division 21	Fire Suppression	\$0	\$0	\$0	
Division 22	Plumbing	\$41,750	\$50,000	\$91,750	Leave existing plumbing change out fixtures
Division 23	HVAC	\$78,204	\$100,800	\$179,004	Modify existing heating system add cooling in entry/waiting and performance areas only
Division 26	Electrical	\$94,124	\$142,920	\$237,044	New service, new lighting in same locations, reduce added circuits
Division 31	Earthwork	\$43,956	\$43,956	\$87,913	Deleted piano storage addition, reduced paving, reduced walkways
Division 32	Exterior Improvements- Paving, Walkways, etc	\$53,000	\$53,000	\$106,000	Reduced paving, reduced walkways
	Allowances				
	Winter Conditions -	\$0	\$0	\$0	Excluded
	Hazardous Material Testing and Abatement	\$10,000	\$10,000	\$20,000	
	Repair of Existing Framing	\$19,500	\$19,500	\$39,000	Reduced
	Patching / Minor repoint of Existing Masonry	\$0	\$0	\$0	Excluded
	Repair/ Replace vinyl siding	\$0	\$0	\$0	Excluded
	Patch/ Replace Exterior Trim	\$6,000	\$6,000	\$12,000	
	Misc patching of roofs	\$1,750	\$1,750	\$3,500	Reduced
	Misc replacement of gutters and downspouts	\$0	\$0	\$0	Excluded
	Repair and Replace any existing wood wall paneling	\$2,250	\$2,250	\$4,500	Reduced
	Repair and Replace any existing tin ceilings	\$0	\$5,500	\$5,500	
	New Landscaping and replacing grass disturbed	\$6,250	\$6,250	\$12,500	Reduced
	Window Treatment	\$0	\$0	\$0	Excluded
	New Canopy at Main Building	\$0	\$0	\$0	Excluded
	Retractable Awning At Taft	\$0	\$0	\$0	Excluded
	Water Service for Fire protection	\$0	\$0	\$0	Excluded
	New Gazebo	\$0	\$0	\$0	Excluded
	New Shed	\$0	\$0	\$0	Excluded
	Subtotal	\$ 1,176,586	\$ 1,200,295	\$ 2,376,882	
	Design Contingency	\$88,244	\$90,022	\$178,266	